

CRAVEN COUNTY

Craven County



LARGE SCALE RESIDENTIAL DEVELOPMENT ORDINANCE

1984

North Carolina Coastal Zone Management Program

[LARGE SCALE RESIDENTIAL DEVELOPMENT

OF

CRAVEN COUNTY, NORTH CAROLINA

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1984

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I. GENERAL

A. Title

This ordinance shall be known as the Large Scale Residential Development Ordinance of Craven County.

B. Authority

The Board of Commissioners of Craven County do hereby adopt this ordinance under the authority of the General Statutes of North Carolina.

C. Purpose

The purpose of this ordinance is to establish procedures and standards for the development of real estate within the county to protect the health, safety and general welfare and to, among other things, ensure proper legal description, identification, monumentation and recordation of real estate boundaries; further the orderly layout and appropriate use of land; provide safe, convenient and economic circulation of vehicular traffic; provide suitable building sites which drain properly and are readily accessible to emergency vehicles; assure the proper installation and maintenance of roads and utilities; and help conserve and protect the physical and economic resources of the county.

D. Substance

1. Any development which will result in the construction of more than four dwelling units must have a Site Plan for that development approved by the Board of Commissioners in accordance with the terms of this Ordinance before the construction of any of the improvements in the development may be started and before a building permit for any of the structures contained within the development may be issued.

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2. No development which contains more than four dwelling units, the construction of which was started after the adoption of this Ordinance, may be used or occupied until a Certificate of Occupancy has been lawfully issued which includes a finding by the Administrator of this Ordinance that the development and the structures within it comply with the provisions of this Ordinance and that the development and structures were built in compliance with a Site Plan approved by the Board of Commissioners in accordance with the terms of this Ordinance.
3. If the proposed development involves the subdivision of land, those aspects of the development must comply with the provisions of the Subdivision Ordinance of Craven County.

E. Objectives

In reviewing a Site Plan the Planning Board and the Board of Commissioners shall consider the health, safety and welfare of the public in general and the immediate neighborhood in particular, and may prescribe reasonable conditions and safeguards to ensure the accomplishment of the following general objectives:

1. Land Use Plan. The Site Plan shall be in conformance with the Land Use Plan.
2. Public Safety. All buildings, structures, equipment, and material shall be readily accessible for fire and police protection.
3. Traffic Access. All proposed traffic accessways shall not create traffic hazards and shall be adequate in number; adequate in width, grade, alignment, and visibility; adequate in distance from street corners, places of public assembly and other accessways; and adequate in design for other similar safety considerations.

4. Circulation and Parking. Adequate off-street parking and loading spaces shall be provided to prevent on-street traffic congestion; all parking spaces, maneuvering areas, entrances, and exits shall be suitably identified; the interior circulation shall be designed to provide safe and convenient access to all structures, and/or parking spaces; and pedestrian movement within and adjacent to the property is encouraged by the installation of sidewalks, paths, and walkways.
5. Landscaping and Screening. The landscaping of the site shall comply with the purpose and intent of this ordinance; existing trees shall be preserved to the maximum extent possible; and parking and service areas shall be suitably screened during all seasons of the year from the view of adjacent residential districts, and public rights-of-way.
7. Public Health. All utility systems shall be suitably located, adequately designed, and properly installed to serve the proposed development, to protect the property and adjacent areas from adverse air, water, or land pollution, and to preserve and enhance the environmental quality of the surrounding neighborhood.
8. Environmental Features. The development of the site shall preserve sensitive environmental land and water features such as slopes and wetlands and preserve scenic views, historically significant features, and Areas of Environmental Concern designated under authority of the Coastal Area Management Act.
9. Neighborhood Character. The location and size, of any proposed use, building or structure, as well as the nature and intensity of operations involved in or conducted in connection therewith, shall be in

general harmony with the character of the surrounding neighborhood, and shall not be hazardous or otherwise detrimental to the appropriate and orderly development or use of any adjacent land, building, or structure. Buffer strips or areas, such as planting, berms, fencing and the like, may be required to accomplish this.

II. PROCEDURE FOR SITE PLAN APPROVAL

A. Sketch Plan

1. Contents. The developer shall submit to the Planning Board, at least fifteen (15) days prior to a regularly scheduled meeting of the Planning Board, ten (10) copies of a sketch plan of the proposed development containing the following information:
 - a. A sketch map of the vicinity of the proposed development showing its location in relation to neighboring tracts, subdivisions, roads, and waterways;
 - b. The boundaries of the entire tract in common ownership and the portion of the tract to be developed;
 - c. The total acreage to be developed;
 - d. The existing and proposed buildings and use of land within the development and the existing buildings and uses of land adjoining it;
 - e. The proposed street layout with approximate pavement and right-of-way width, parking areas and, if applicable, lot layout and size of lots;
 - f. The name, address, and telephone number of the owner and, if applicable, a written and acknowledged statement of the owner designating the developer or other person to act as his agent for the submission of the Site Plan;
 - g. The name, if any, of the proposed development;
 - h. Streets and lots of adjacent developed or platted properties;

- i. If applicable, the zoning classification of the tract and of adjacent properties;
 - j. The location and type of Areas of Environmental Concern in the tract to be developed and in adjacent tracts;
 - k. The general soil conditions on the tract.
2. Review. The Planning Board shall review the sketch plan for general compliance with the requirements of this ordinance and other applicable policies.

B. Site Plan

1. Submission and Contents. After the Planning Board has reviewed the sketch plan, the developer shall submit to the Planning Board, at least fifteen (15) days prior to a regularly scheduled meeting of the Planning Board, fifteen copies of a Site Plan of the development at a scale of one inch to one hundred feet, drawn on a sheet or sheets not more than twenty-four by thirty-six inches nor less than eight and a half by fourteen inches and shall have a half-inch border.

The Site Plan shall be prepared by a professional engineer or land surveyor currently licensed or registered by the North Carolina State Board of Registration for Professional Engineers and Land Surveyors and shall show or have attached to it a document showing the following information:

- a. Title Block containing:
 - Property Designation
 - Name of owner
 - Location, including township, county and state
 - Date or dates survey was conducted and plan prepared

- A scale of drawing in feet per inch listed in words, figures, and a bar graph.
- Name, address, registration number and seal of the land surveyor and/or professional engineer.
- b. A map of the area within approximately one-half mile of the proposed development showing the relationship between the proposed development and the surrounding area.
- c. Corporate limits, township boundaries, county lines if on the development tract.
- d. The names, titles, firm association, addresses, and telephone numbers of all owners, developers, mortgagees, planners, architects, landscape architects, and engineers responsible for the development as well as the registration numbers and seals of the professional engineers and land surveyors.
- e. North arrow and orientation.
- f. Boundary lines of and within the tract to be developed, fully dimensioned by the lengths and bearings, and the location of existing boundary lines of adjoining lands.
- g. The names of owners of adjoining properties.
- h. The names of any adjoining developments, subdivisions of record, proposed or under review.
- i. Minimum building setback lines, front, side and rear, if applicable.
- j. The zoning classifications of the tract to be developed and adjoining properties (if area is not zoned, that shall be indicated).

- k. Existing buildings or other structures, water courses, bridges, culverts, storm drains, both on the land to be developed and land adjoining.
- l. Sufficient information to show how the physical improvements associated with the proposed development relate to existing or proposed development on adjacent properties.
- m. Proposed lot lines, lot and block numbers, and dimensions.
- n. Wooded areas, marshes, swamps, mean high tide lines, vegetation lines, ponds or lakes, streams or streambeds and any other natural features including Areas of Environmental Concern existing on or affecting the site.
- o. Flood hazard and floodway areas.
- p. The following data concerning streets:
 - Proposed streets
 - Existing and platted streets on adjoining properties and in the proposed development
 - Rights-of-way, location and dimensions
 - Pavement widths
 - Approximate grades
 - Design engineering data for all corners and curves
 - Typical street cross sections
 - Street names
 - Type of street dedication; all streets must be designated either "public" or "private"
 - Appropriate documents dealing with ownership and maintenance of public and private streets.

- q. The location and dimensions of all:
- Riding trails
 - Natural buffer areas
 - Pedestrian or bicycle paths.
- r. The proposed location, general use, dimensions, number of floors, height and the net and gross floor area for each building and, where applicable, the number, size and type of dwelling units.
- Parks and recreation areas with specific type indicated
 - School sites
 - Areas to be dedicated to or reserved for public use
 - Areas to be used for purposes other than residential with the purpose of each stated
 - The proposed ownership and maintenance of recreation and open space lands, trails, paths, etc.
- s. The plans for utility layouts including:
- Sanitary sewers
 - Storm sewers
 - Other drainage facilities
 - Water distribution lines
 - Natural gas lines
 - Telephone lines
 - Electric lines
 - Cable television lines
 - Utility easements
 - Illustrative connections to existing systems, line sizes, the location of fire hydrants, blowoffs, manholes, force mains and gate valves, etc.

- t. Plans for individual water supply and sewage disposal systems.
- u. Profiles based upon mean sea level datum for sanitary sewers and storm sewers
- v. Site calculations including:
 - Acreage in the entire tract
 - Acreage in the portion of the tract to be developed
 - Acreage in parks and recreation areas, Areas of Environmental Concern, and other non-residential uses, by category
 - Total number of parcels created
 - Linear feet in streets
 - Number of dwelling units, square footage, and bedrooms
 - Number and square footage of other buildings
- w. The name and location of any property or buildings within the proposed development or within any contiguous property that is located on the U.S. Department of Interior's National Register of Historic Places.
- x. Sufficient engineering data to determine readily and reproduce on the ground every straight or curved line, street line, lot line, right-of-way line, easement line, and set-back line, including dimensions, bearings, or deflection angles, radii, central angles, and tangent distance for the center line or curved property lines that are not the boundary line of curved streets. All dimensions shall be measured to the nearest one-tenth of a foot and all angles to the nearest minute.
- y. The accurate locations and descriptions of all monuments, elevations, markers and control points.
- z. A copy of any proposed deed restrictions or similar covenants.

- aa. A copy of the document or documents for the creation and continued operation of the home owners, land owners, or similar association of the consumers of the development.
- bb. Topographic map when it is determined by the Planning Board that one is needed, with contour intervals and scale as determined by the Planning Board.
- cc. Approximate boundaries of all Areas of Environmental Concern designated in accordance with the Coastal Area Management Act of 1974.
- dd. If any portion of the development is within an Area of Environmental Concern, the following shall be placed on the plan:

Some portions of this development are located in Areas of Environmental Concern. Individual permits may be required before development may take place in these areas.
- ee. All certifications and approvals required by state law including proof that when improved in accordance with the Site Plan the public streets and roads will be eligible for inclusion in the state system in accordance with Section 136-102.6 of the General Statutes of North Carolina or, if private, will comply with the same standards except for stipulated exceptions.
- ff. If the development is to be developed in phases, the boundaries of each phase, the sequence in which each is to be developed, and the relevant data for each.
- gg. Adequate traffic control devices along such vehicular travel lanes or driveways to control parking on such.
- hh. Adequate drainage system for the disposition of storm and natural waters to include, when required, storm water retention devices.

- ii. Temporary and permanent erosion and sediment control measures.
- jj. Location, type, line of sight distances, and complete dimensions of vehicular entrances to the site.
- kk. Location, type, size, and height of fencing retaining walls, and screen planting where required under the provisions of this Ordinance.
- ll. All off-street parking, loading spaces, and walkways, indicating type of surfacing, size, angle of stalls, and width of aisles.
- mm. Figures indicating the following for the entire development and for each phase of the development:
 - Gross and net acreage
 - Net density
 - Building heights
 - Amounts and percentages of the different categories of common open space
 - Number of parking spaces required and provided. If the development is proposed to be developed in phases, all the above figures shall be indicated for each phase. In addition, the method(s) used to determine all the above shall be clearly demonstrated.
- nn. An inventory and evaluation of the soil and water resources within the proposed development.
- oo. If the development is within the service area of any public or private water supply system, a statement from the chief executive of the system indicating the ability of the system to serve the proposed development and if the proposed development may be connected to that system.

2. Certification. The following signed and acknowledged certificates or required portions thereof shall appear on all copies of the Site Plan:

Certificate of Ownership and Dedication

I hereby certify that I am the owner of the property shown and described hereon, which is located in the County of Craven and that I hereby adopt this Site Plan with my free consent, establish minimum building setback lines, and dedicate all streets, alleys, walks, parks, and other sites and easements to public or private use as noted. Furthermore, I hereby dedicate all sanitary sewer, storm sewer and water lines to the County of Craven.

Date

Owner

I, _____, hereby certify that
_____ personally appeared before me
this day and acknowledged the due execution of this
certificate. Witness my hand and official seal this the
____ day of _____, A.D. 19____.

Signature

Official Seal
State of North Carolina

Craven County

I, _____, certify that this map was (drawn by me) (drawn under my supervision) from (an actual survey made by me) (an actual survey made under my supervision) (deed description recorded in Book____, Page____, Book____, Page____, etc.) (other); that the ratio of precision as calculated by latitudes and departure is 1:____; (that the boundaries not surveyed are shown as broken lines plotted from information found in Book____, Page____;) that this map was prepared in accordance with G.S. 47-30, as amended; and that the prescribed reference points have been properly placed. Witness my hand and seal this ____ day of _____, A.D. 19____.

Registered Land Surveyor/
Professional Engineer

Official Seal

Registration Number

I, _____, hereby certify that
_____ personally appeared before me
this day and acknowledged the due execution of this
certificate. Witness my hand and official seal this the
____ day of _____, A.D. 19____.

Signature

Official Seal

3. Review

- a. Review by Other Agencies. The Planning Board will submit the Site Plan to the District Highway Engineer, the County Health Director, the North Carolina Department of Archives and History, and to other appropriate agencies including review necessary to assure coordination with the North Carolina Coastal Management Program and other offices of the County for their review and recommendations.
- b. Review by the Planning Board
 - During its review of the Site Plan, the Planning Board may, with the consent of the Board of Commissioners, retain a Registered Land Surveyor or Registered Engineer to verify the accuracy of the Site Plan. If substantial errors or major engineering problems are found, the costs of the services of the surveyor or engineer shall be charged to the developer, and the Site Plan shall not be recommended for approval by the Planning Board until such errors or problems have been corrected and the charges paid.
 - After reviewing the Site Plan and considering any report and/or recommendations received in addition to any comments which the developer may have, the Planning Board shall recommend to the Board of Commissioners that the Site Plan be approved or disapproved.
 - If the Planning Board recommends disapproval of the Site Plan, the reasons for such action shall be stated, and recommendations made on the basis of which the proposed development could be approved.

- Failure of the Planning Board to act within forty-five days after the Site Plan is submitted to the Planning Board shall constitute a recommendation for approval by the Planning Board.
- If the Planning Board recommends approval of the Site Plan, the Chairman of the Planning Board shall execute the following certificate and transmit the Site Plan to the Board of Commissioners for their consideration:

The Craven County Planning Board has reviewed this Site Plan and recommends its approval by the Board of Commissioners.

Date

Chairman, Craven County
Planning Board

c. Review by Board of Commissioners

- The Board of Commissioners shall approve or disapprove the Site Plan.
- If the Board of Commissioners disapproves the Site Plan, the reasons for such action shall be stated and recommendations made on the basis of which the proposed development could be approved.
- Failure of the Board of Commissioners to act within forty-five days after the Site Plan has been forwarded to them by the Planning Board shall constitute approval by the Board of Commissioners.

- If the Board of Commissioners approves the Site Plan, two copies of the Plan shall be certified as follows:

The Craven County Board of Commissioners hereby approves this Site Plan.

Date

Chairman, Craven County
Board of Commissioners

One copy shall be returned to the developer, and one copy shall be retained by the County.

- d. Upon approval of the Site Plan by the Board of Commissioners the developer may proceed with the installation of improvements and other development approved as a part of the Site Plan. If it is determined by the Planning Board that development is taking place in violation of the Site Plan and this Ordinance, the approval shall be void. Any subsequent phases of a development shall not be considered unless the previously approved phase is substantially completed in accordance with the Site Plan and this Ordinance.

If, twelve months after the Site Plan has been approved by the Board of Commissioners, the developer has not made substantial progress with the installation of improvements as determined by the Planning Board, the Site Plan shall be void.

The Planning Board may grant an additional twelve (12) months for the installation of improvements if the developer applies for such extension in writing before the expiration of the initial period and has begun to install the required improvements and has made substantial progress in doing so. The

progress of required improvements must be verified by the Planning Board.

Application for Site Plan modifications or changes to an approved Site Plan shall be made in the same manner as the original application.

III. STANDARDS

Each development shall comply with the objectives and the standards of this ordinance as minimums and shall contain the improvements specified which shall be installed and paid for by the developer. Land shall be dedicated or reserved as required.

A. Reference Points

Prior to the approval of the Site Plan, permanent reference points shall have been placed in accordance with Sections 29-32.1 et seq. of the General Statutes of North Carolina and the following requirements:

1. Corner tie. At least one corner of the development shall be designated by course and distance (tie) from a readily discernible reference marker.
2. Monuments. Within each block of a development at least two monuments designed as control corners shall be installed. Additional monuments shall be used when necessary. Monuments shall be constructed of concrete with steel reinforcing rods running their entire length and shall be at least four inches in diameter or square and not less than three feet in length. Each monument shall have imbedded in its top or attached by a suitable means a metal plate of noncorrosive material and marked plainly with the point, the surveyor's registration number and the words "monument" or "control corner." A monument shall be set at least thirty inches in the ground with at least six inches exposed above the ground, unless this requirement is impractical because of vehicular traffic or other factors. Elevation above

sea level shall be shown on the metal plate on at least one of the monuments.

B. General Standards

1. The design of the development shall preserve the natural terrain, natural drainage, existing topsoil, trees and natural vegetation to the maximum extent possible.
2. All development shall be designed to minimize risk from natural hazards, such as flooding, erosion, wind, storm surge, and wave action.
3. All developments shall locate and construct public utilities and facilities such as sewer, gas, electrical and water systems to minimize risk from flood, erosion and other natural hazards.
4. All development, improvements, structures and utilities shall comply with the applicable Areas of Environmental Concern (AEC) Standards and any other rules promulgated pursuant to the Coastal Area Management Act of 1974.
5. Blocks. The lengths, widths, and shapes of blocks, the location of buildings, recreational facilities, and other improvements, shall be determined with due regard to: provision of adequate building sites suitable to the special needs of the type of use contemplated; requirements of the Zoning Ordinance of Craven County; needs for vehicular and pedestrian circulation; control and safety of street traffic; limitations and opportunities of topography; and convenient access to water areas.

If there are more than four proposed structures fronting on a highway, a frontage road may be required.

Where deemed necessary by the Planning Board, a pedestrian walk may be required to provide convenient access to a public area such as a park or school, to a water area, or to areas such as shopping centers, religious or transportation facilities.

6. Non-residential Building Sites and Structures. The size, shape and orientation of building sites and structures for other than residential purposes shall be such as the Planning Board deems appropriate for the type of development and use contemplated.
7. Buffers. Architectural and landscape elements that provide a logical transition to adjoining existing or permitted uses shall be provided.
8. Exterior Spatial Relationships. The three-dimensional airspace created by the arrangement of structures and landscape shall produce spatial relationships that function with the intended use and occupancy of the project and are compatible with the development or zoning in the adjoining area. Spacing between buildings shall provide ample access for emergency equipment.
9. Size. Size of proposed structures shall be compatible with surrounding proposed or existing structures.
10. Circulation. Pedestrian and auto circulation shall be separated insofar as is practicable, and all circulation systems shall adequately serve the needs of the development and be compatible and functional with circulation systems outside the development.
11. Parking Areas. Parking areas shall include not less than 2.5 parking spaces for each dwelling unit in the proposed development and shall be designed to appropriately relate to the development, its environs, and adjacent properties.

12. Storage Areas for Boats and Trailers. Storage areas for boats and trailers shall be screened and designed to appropriately relate to the development, its environs and adjacent properties. An adequate number of spaces shall be provided based on the nature of the development and the number of dwelling units but not less than one for every three dwelling units.
13. Trash Containers. Trash containers shall be screened and designed to be conveniently accessible to their users.
14. Landscape. Landscape shall be preserved in its natural state insofar as is practicable by minimizing tree removal, grading and filling. Landscape shall be used to enhance architectural features, visually screen incompatible uses, and block noise generated by major roadways and intense-use areas. Buffer strips or areas, such as planting, berms, fencing and the like, may be required.
15. Open Space. Open space and recreation area designations and reservations may be required by the Planning Board to preserve natural areas, stream beds, historic sites, wetlands, Areas of Environmental Concern, and other similar areas. Such designations and reservations of open space and recreation area may be prescribed by easements, reservations, dedication or other appropriate means. Flood plains, flood hazard areas and areas within the regulatory flood zones may be included in such reservations and designations. The developer shall submit specific arrangements for the perpetual management and responsibility of the designated open space and recreation area.
16. Common Open Space. Common open spaces shall be provided, appropriate to the needs of the particular type of development. Common open space shall relate to any natural characteristics in such a way as to

preserve and enhance their scenic and functional qualities to the fullest extent possible, shall be located and developed to be accessible by all residents of the development, and clearly define the physical structuring of the units.

17. Private Open Space. Open space intended for the private use of each individual dwelling unit should be located and designed to maximize its utility to the dwelling unit it serves and maximize its privacy, especially in relation to adjacent dwelling units.
18. Privacy. Aural and visual privacy shall be considered in the design of the development.
19. Architectural Characteristics. Site design and building design should minimize flood and storm damage.
20. Energy and Water Conservation. The design of the site and buildings shall reduce energy and water consumption.
21. Purpose and Intent. The proposed development must fulfill the purpose and intent of this ordinance.
22. Any building over two stories in height shall be equipped with a sprinkler system in accordance with industry standards for the type of structure, and each dwelling unit shall have two means of egress, one of which shall be exterior, designed to be fire escapes.
23. Planning Studies. Design or planning studies accepted or approved by the Board of Commissioners that include development patterns or environmental design criteria which apply to the development proposal under review shall be utilized in the plan review process.
24. Telephone, electric and cable television service within the development shall be installed underground.

C. Suitability of Land

Areas that have been used for disposal of solid waste shall not be developed unless tests by the County Health Department, a structural engineer and a soils expert determine that the land is suitable for the purpose proposed.

Land which the Planning Board finds to be unsuited for development due to improper drainage, topography, soil characteristics, ground water elevation, susceptibility to flooding or failure to meet the criteria of Article 13C of Chapter 130 of the General Statutes of North Carolina shall not be developed, unless adequate methods are utilized to correct the unsuitable conditions or all the areal requirements of the ordinance are met by each building site without including the unsuitable land in the calculation. Any land-disturbing activity, as defined in Section 113A-52 of the General Statutes of North Carolina, shall be accomplished in accordance with the requirements of Article 4 of Chapter 113A of the General Statutes of North Carolina. Detailed information about the suitability of the soil for development will be submitted by the developer upon the request of the Planning Board.

D. Surface Water Drainage System

The developer shall provide a surface water drainage system which will drain the entire development into an adequate outlet.

1. No surface water shall be channeled or directed into a sanitary sewer.
2. Where feasible, the developer shall connect to an existing storm drainage system.

3. Where an existing storm drainage system cannot feasibly be extended to the development, a surface drainage system shall be designed to protect the proposed development from water damage.
4. Surface drainage ditches shall be constructed according to the standards of the U.S. Soil Conservation Service and the Craven County Health Department and shall be of sufficient size to accommodate the drainage area without flooding and be designed to comply with the standards and specifications for erosion control of the North Carolina Sedimentation Pollution Control Act.
5. The maximum grade along the bottom of a surface drainage course shall be a vertical fall of one (1) foot in each two hundred (200) feet of horizontal distance.
6. Streambanks and channels downstream from any land disturbing activity shall be protected from increased degradation by accelerated erosion caused by increased velocity of runoff from the land disturbing activity in accordance with the North Carolina Sedimentation Pollution Control Act.
7. All dams or impoundments, regardless of size, within the development must comply with the North Carolina Dam Safety Law.
8. All special flood hazard areas shall have adequate drainage to reduce flood damage.
9. Storm water drainage systems shall not empty directly or indirectly into a nursery area as defined by the North Carolina Division of Marine Fisheries or into any other similar saline estuary serving as or supporting a nursery area.

E. Development Name

The name of the development shall not duplicate nor closely approximate the name of an existing subdivision or development within Craven County.

F. Street/Road Names and Signs

Streets and roads shall be named and such names shall be indicated on signs designed, constructed and placed in accordance with existing policy of Craven County.

G. Solid Waste Collection

The Planning Board may require, for each twenty-five dwelling units, a site, not exceeding four hundred (400) square feet, which is easily accessible by conventional containerized waste collection vehicles, to be reserved for the location of solid waste containers for solid waste collection.

Each site shall be improved with pavement or other permanent material to ensure unimpeded ingress and egress by waste collection vehicles.

H. Utility and Other Easements

Easements shall be provided as follows:

1. Easements for underground or above ground utilities shall be provided where necessary, across lots or centered on rear or side lot lines and shall be at least ten (10) feet wide for water and sanitary sewer lines and as required by the utility companies involved, for telephone, gas and power lines.

The Planning Board will determine whether one easement is sufficient or whether several easements are necessary to accommodate the various facilities and the developer shall provide the required easements.

2. A crosswalk or accessway easement no less than eight (8) feet in width shall be provided when such is required by the Planning Board.
3. Where a development is traversed by a watercourse, drainage way, channel or stream, there shall be provided a storm water easement or drainage right-of-way conforming substantially with the lines of such watercourse. The easement or right-of-way shall be sufficiently wide to handle storm water flows and run off and shall include a twelve foot wide maintenance accessway along one side which connects to a public road at appropriate intervals.

I. Water and Sanitary Sewer Systems

Each building site shall be provided with an extension of the county water system at the developer's expense if in the judgment of the appropriate governing board there is adequate unused capacity in the system to serve the development and if the Planning Board determines that the existing system is sufficiently close to the development to make such an extension feasible.

All building sites not connected to municipal or county water and/or sanitary sewer systems must have a suitable source of water supply and sanitary sewage disposal, which complies with the regulations of the Craven County Health Department and with the applicable laws of North Carolina.

J. Streets

1. Public Streets. All building sites shall abut on a public street, except as provided in subsection two of this section. All public streets shall be dedicated to the public and shall be built in accordance with the standards necessary to be put on the state

highway system. An executed maintenance agreement with provisions for maintenance of the street until it is put on the state highway system shall be included with the final plat.

2. Private Streets. The Board of Commissioners may permit building sites to abut on private streets only on the recommendation of the Planning Board following a determination by the Planning Board, in which the Board of Commissioners concurs, that the protection of environmental and/or aesthetic values would be best served by a street and/or right-of-way which is narrower than required by the North Carolina Department of Transportation. Private streets shall be built to the standards of this ordinance and all other applicable standards of the county and the North Carolina Department of Transportation with the exception of the width, grading, and clearance of the right-of-way and the width of the pavement required which may be modified when doing so and only to the extent that doing so will clearly protect environmental and/or aesthetic values and will not endanger or diminish the public health, safety, and welfare as determined by the Planning Board and the Board of Commissioners.

The ownership of the streets shall be conveyed to a home or lot owners' association or similar organization. The developer must submit evidence that the ultimate owner of the streets will be institutionally and fiscally capable of maintaining the streets and rights-of-way to the specified standards in perpetuity. The developer must agree to maintain the streets until the owner organization is fully functional and must agree to contribute to that organization its share of the maintenance for that portion of the development retained by the developer or successor. A copy of the maintenance agreement shall be included with the Site Plan.

The Site Plan, the uniform covenants and each deed conveying dwelling units or building sites in the development shall plainly indicate that the streets are privately owned and their maintenance is the responsibility of the owners' organization in perpetuity.

3. Street Disclosure Statement. All streets shown on the Site Plan shall be designated in accordance with North Carolina state law and designation as public shall be conclusively presumed an offer of dedication to the public. Where streets are dedicated to the public but not accepted into the state highway system, a statement explaining the status of the street shall be included with the Site Plan.
4. Conformity of Proposed Streets to Existing Maps or Plans. The location and width of all proposed streets shall be in conformity with official plans or maps of the County.
5. Continuation of Existing Streets. The proposed street layout shall be coordinated with the existing road system of the surrounding area and where possible, existing principal streets shall be extended.
6. Access to Adjacent Properties. Where in the opinion of the Planning Board, it is desirable to provide access to an adjoining property, street rights-of-way shall be dedicated to the public to the boundary of such property.
7. Nonresidential Streets. The subdivider of a nonresidential development must provide streets in accordance with the appropriate North Carolina Department of Transportation Standards and the standards in this ordinance, whichever are stricter in regard to each particular item.

K. Densities

1. Single family. All lots, or if the development is not subdivided into lots the net acreage, and all spaces devoted or allocated to single family dwelling units shall conform to any spatial requirements (height, lot size, yard size, etc.) of the zoning ordinance for the district within which it is located. If the area in which the development is to be located is not zoned, then it shall conform to the spatial requirements of the subdivision ordinance.
2. Multi-family structures. All lots, or if the development is not subdivided into lots the net acreage, and all spaces devoted or allocated to multi-family structures shall conform to the spatial requirements of the zoning ordinance for the district within which it is located. If the area in which the development is to be located is not zoned, then it shall conform to the spatial requirements of the _____ district of the zoning ordinance.

IV. ADMINISTRATION AND ENFORCEMENT

A. Records, Minutes, Budgetary Requirements

The Board of Commissioners and the Planning Board shall provide for the appropriate keeping of records, minutes and other proceedings held with respect to the Planning Board's responsibility under the terms of this ordinance, and the Board of Commissioners may provide for such budgetary requirements as may be necessary in the administration of this ordinance.

B. Amendments

This chapter may be amended from time to time by the Board of Commissioners in accordance with the General Statutes of North Carolina.

C. Conflicts with the Craven County Code

Should the requirements of this ordinance conflict with other provisions of the Craven County Code, the more stringent requirements shall prevail.

D. Fees

A fee of one hundred and fifty dollars, or fifteen dollars for each dwelling unit in the proposed development, (whichever is greater) shall be paid to the County at the time the Site Plan is submitted to the Planning Board.

E. Violations

After the effective date of this ordinance any person who is the owner of land within the territorial jurisdiction of this ordinance, or is the agent of such owner, and who develops, or causes to be developed, any part of that land in violation of this Ordinance shall be guilty of a

misdemeanor and, upon conviction, subject to fine and/or imprisonment as provided by N.C.G.S. 14-4.



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